

Location: COUNCIL CHAMBERS
Hearing: AUGUST 25, 2016 AT 1:30 P.M.

1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

NEW APPLICATIONS- (CONSENT)

NONE

NEW APPLICATIONS - (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-345/16	MICHAEL SADKOWSKI	1503 INDIAN GROVE	2
A-346/16	AL-MOHAMMEDI MEDICINE PROFESSIONAL CORPORATION	1435 HURONTARIO ST	1
A-347/16	PEEL CONDO CORPORATION 505	1905 BROAD HOLLOW GATE	8
A-348/16	SAMANTHA ANDRADE	95 VISTA DR	11
A-349/16	PEEL CONDO CORPORATION 313	3065 RIDGEWAY DR	8
A-350/16	CECILIA NAPOLITANO	1540 PARK ROYALE BLVD	1
A-351/16	MARIA MUCCI	1486 TROTWOOD AVE	1
A-352/16	JOZEF CZERNIECKI	4399 SHELBY CRES	3
A-353/16	NAIRA ZAKARIAS SYPAWEH, MOHAMED AYOUP	1492 INDIAN GROVE	2
A-354/16	TONY MIELE	1677 BLYTHE RD	8
A-355/16	BOSCO MASCARENHAS	1386 ROSE BLOOM RD	6
A-356/16	DIR PROPERTIES (GP) INC	5805 KENNEDY RD	5

DEFERRED APPLICATIONS - (VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-163/16	ISIS & RAMZY GUIRGUIS	5217 ADOBE CRT	10
A-278/16	AMIR SABIEL & MARIANNA ABIED	1204 ARGREEN RD	1
A-291/16	ISIDRO MENDIOLA	1061 DUNDAS ST W	6

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 345/16
Ward 2

The Committee has set **Thursday August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

MICHAEL SADKOWSKI is the owner of **1503 INDIAN GROVE** being Part of Lot 24, Registered Plan B-17, zoned R2-4, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling proposing an easterly interior side yard of 1.90m (6.23ft.) and a westerly interior side yard of 1.41m (4.63ft.) to the first and second storey; whereas By-law 0225-2007, as amended, requires a minimum interior side yard of 1.80m (5.91ft.) to the first storey and 2.41m (7.91ft.) to the second storey in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at www.mississauga.ca/portal/residents/cofa. General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at [Citizens Guide to the Minor Variance Process](#). Information is also available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to receive notification of the Committee's decision. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary Treasurer, Mississauga Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5433.



Committee of Adjustment

Subject Property : 1503 INDIAN GROVE

File Number : A34516

Z Area : 9

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 346/16
Ward 1

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AL-MOHAMMEDI MEDICINE PROFESSIONAL CORPORATION is the owner of 1435 HURONTARIO STREET being Range 2, Credit Indian Reserve, Part of Lots 1 & 2, zoned R3-43, Residential. The applicant requests the Committee to authorize a minor variance to permit the establishment of a medical office use having a total gross floor area – non-residential of 210.00m² (2260.42ft.²); whereas By-law 0225-2007, as amended, permits a maximum total gross floor area - non-residential of 190.00 m² (2045.14ft.²), in this instance.

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Committee of Adjustment

Subject Property : 1435 HURONTARIO ST.

File Number : A34616

Z Area : 7

Agent : NICK DELL CONSULTING





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 347/16
Ward 8

The Committee has set **Thursday August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

PEEL CONDO CORPORATION 505 is the owner of 1905 BROAD HOLLOW GATE being Peel Condominium Plan 505, Unit 40, zoned RM4, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of an addition to the existing deck in the rear yard of the subject property proposing a setback of 3.40m (11.15ft.) to a Greenbelt zone; whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00m (16.40ft.) to a Greenbelt zone in this instance.

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Committee of Adjustment

Subject Property : 40- 1905 BROAD HOLLOW GATE

File Number : A347/16

Z Area : 24

Agent : L. PETOVELLO





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 348/16
Ward 11

The Committee has set **Thursday August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

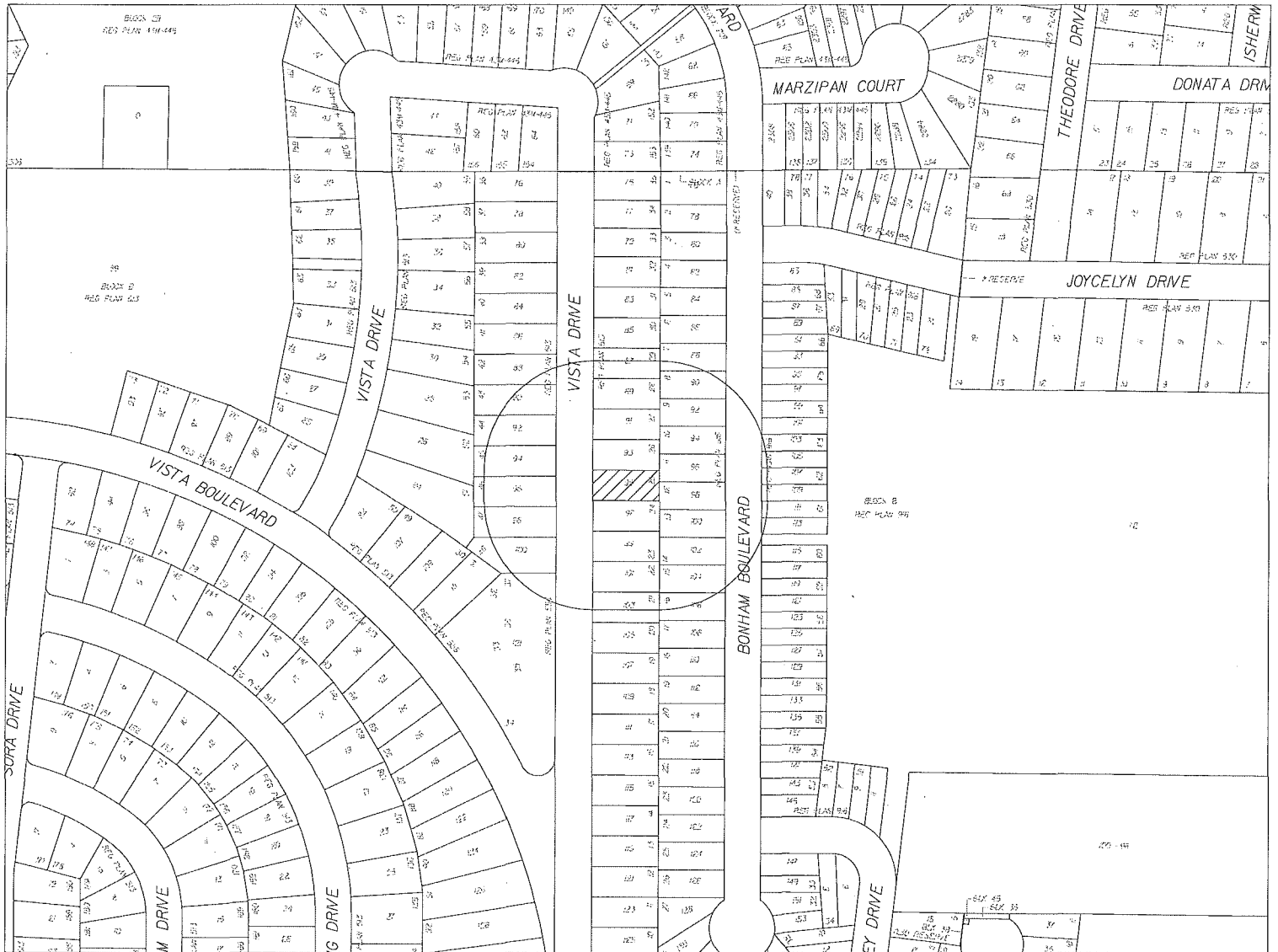
SAMANTHA ANDRADE is the owner of 95 VISTA DRIVE being Lot 25, Registered Plan 513, zoned R2-50, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of new two storey dwelling proposing a lot coverage of 31.00% of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 25.00% of the lot area in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

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Committee of Adjustment

Subject Property : 95 VISTA DR.

File Number : A348/16

Z Area : 39E

Agent : B. ANDRADE





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 349/16
Ward 8

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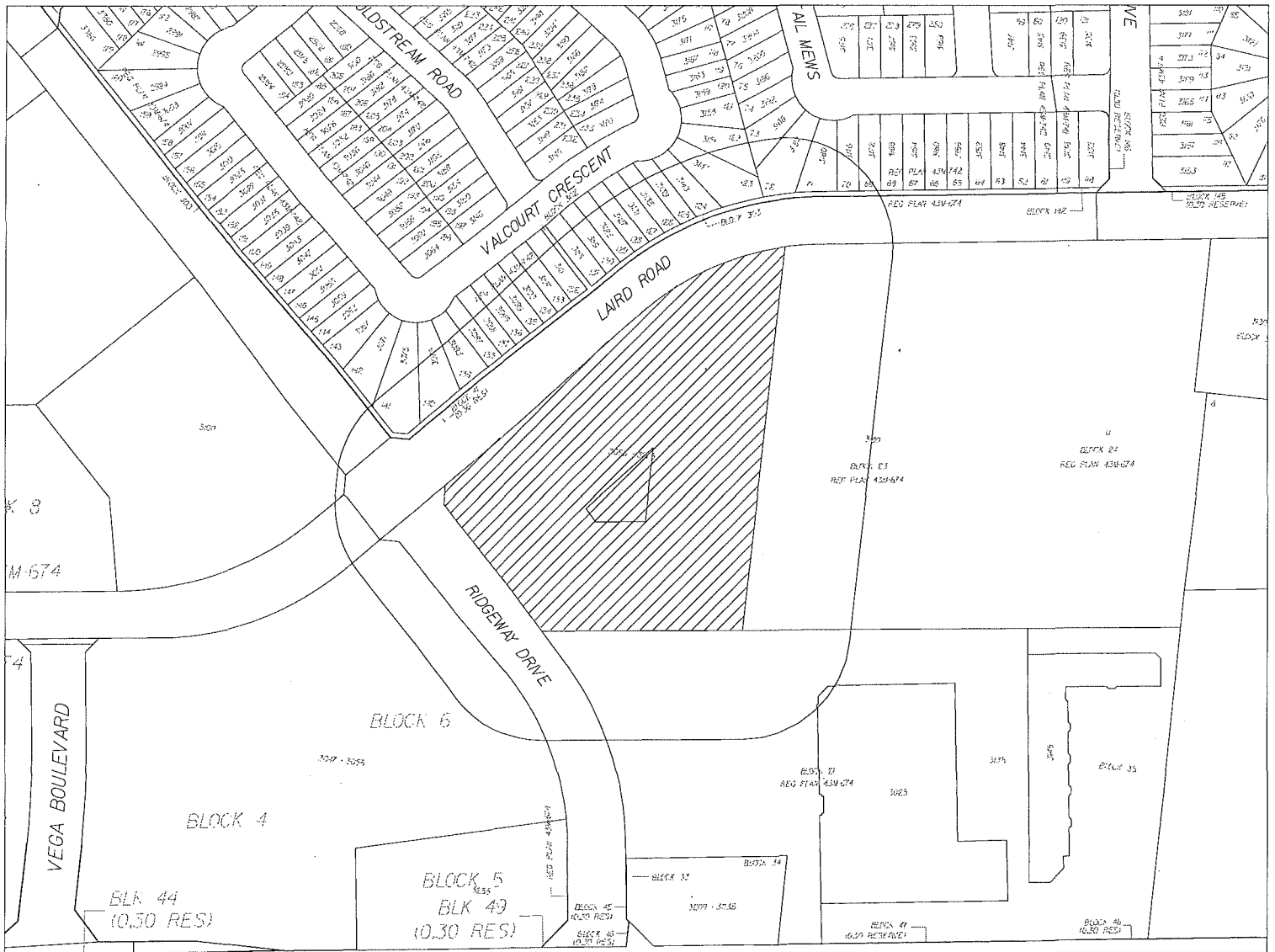
PEEL CONDOMINIUM CORPORATION 313, is the owner of 3065 RIDGEWAY DRIVE being Peel Condominium Plan 313, zoned C3-46, Commercial. The applicant requests the Committee to authorize a minor variance to permit the establishment of a dental clinic within Units 33 & 34 of the subject development proposing a total of 259 parking spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a total of 444 parking spaces for all uses on site, in this instance.

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Committee of Adjustment

Subject Property : 3065 RIDGEWAY DR. UNITS 33 & 34

File Number : A34916

Z Area : 59

Agent : T.TO /J. HUM





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 350/16
Ward 1

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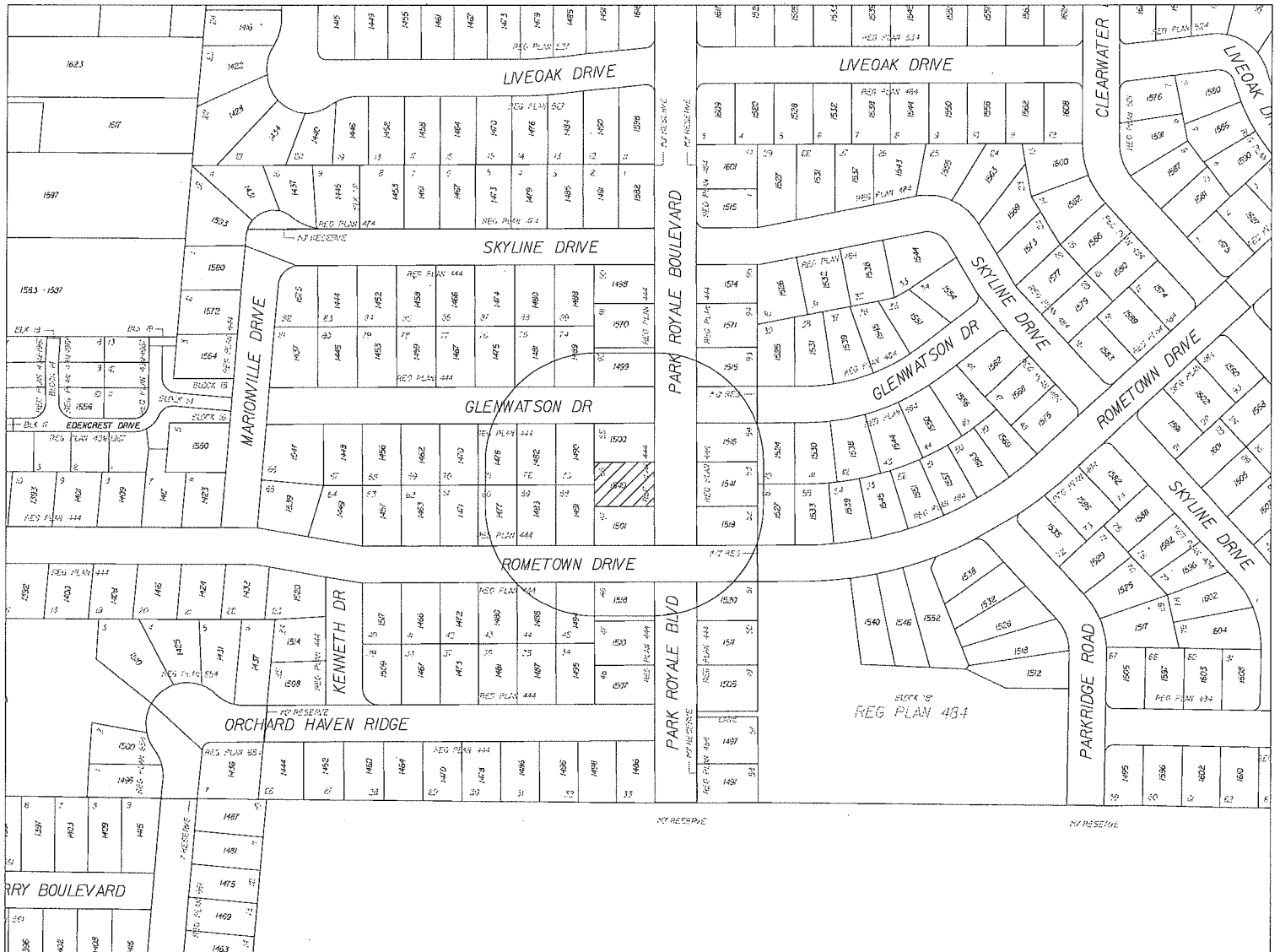
CECILIA NAPOLITANO is the owner of **1540 PARK ROYALE BOULEVARD** being Lot 56, Registered Plan 444, zoned R3-75, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing basement entrance stairwell to remain having a 0.91m (3.00ft.) side yard; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

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Committee of Adjustment

Subject Property : 1540 PARK ROYALE BLVD.

File Number : A35016

Z Area : 5

Agent : M. NAPOLITANO





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 351/16
Ward 1

The Committee has set **Thursday August 25, 2016** at **1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

MARIA MUCCI is the owner of **1486 TROTWOOD AVENUE** being Part of Lot 266, Registered Plan F-20, zoned R3-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling on the subject property proposing:

1. a driveway width of 6.25m (20.51ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance,
2. a combined side yard width of 2.46m (8.07ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27.00% of the lot frontage, which is 3.80m (12.47ft.) in this instance,
3. a flat roof building height of 7.98m (26.81ft.) to the top of the parapet; whereas By-law 0225-2007, as amended, permits a maximum flat roof building height of 7.50m (24.60ft.) in this instance,
4. a northerly interior side yard of 1.17m (3.84ft.) and a southerly interior side yard of 1.29m (4.23ft.) to the first and second storey; whereas By-law 0225-2007, as amended, requires an interior side yard of 1.20m (3.93ft.) to the first storey and 1.81m (5.93ft.) to the second storey in this instance,
5. a gross floor area - infill residential of 358.69m² (3860.91ft.²); whereas By-law 0225-2007, as amended, permits a maximum gross floor area - infill residential of 326.74m² (3517.00ft.²) in this instance,
6. a window well encroachment of 0.30m (0.98ft.) into the north side yard of 1.17m (3.84ft.); whereas By-law 0225-2007, as amended, permits a window well encroachment of 0.61m (2.00ft.) into a required side yard provided that the required yard is 1.20m (3.93ft.) in this instance; and,
7. an interior side yard of 0.33m (1.08ft.) to the side entrance stairs and landing; whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance.

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Committee of Adjustment

Subject Property : 1486 TROTWOOD AVE.

File Number : A35116

Z Area : 7

Agent : R.G. CONSULTING INC.





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 352/16
Ward 3

The Committee has set **Thursday August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

JOZEF CZERNIECKI is the owner of 4399 SHELBY CRESCENT being Part of Lot 16, Registered Plan M-365, zoned RM1, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway width of 6.66m (21.85ft.) to remain; whereas Zoning By-law 0225-2007, as amended, permits a maximum driveway width of 5.70m (18.70ft.) in this instance.

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Committee of Adjustment

Subject Property : 4399 SHELBY CRES.

File Number : A35216

Z Area : 27

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 353/16
Ward 2

The Committee has set **Thursday August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

NAIRA ZAKARIAS SYPAWEH, MOHAMED AYOUP is the owner of **1492 INDIAN GROVE** being **Lot 65, Registered Plan B-17, zoned R2-4, Residential**. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling on the subject property proposing a building eave height of **6.90m (22.64ft.)**; whereas Zoning By-law **0225-2007**, as amended, permits a maximum building eave height of **6.40m (21.00ft.)** in this instance.

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Committee of Adjustment

Subject Property : 1492 INDIAN GROVE

File Number : A353/16

Z Area : 9

Agent : D. NELSON





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 354/16
Ward 8

The Committee has set **Thursday August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

TONY MIELE is the owner of 1677 BLYTHE ROAD being Part of Lot 4, RANGE 2, South of Dundas Street, zoned R1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a second storey addition on the existing dwelling at the subject property proposing:

- 1. a lot coverage of 33.00% of the lot area; whereas Zoning By-law 0225-2007, as amended, permits a maximum lot coverage of the lot area of 25.00% in this instance; and,**
- 2. a front porch encroachment into the required front yard of 2.50m (8.20ft.); whereas Zoning By-law 0225-2007, as amended, permits a maximum porch encroachment of 1.60m (5.25ft.) into a required front yard in this instance.**

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Committee of Adjustment

Subject Property : 1677 BLYTHE RD.

File Number : A35416

Z Area : 17

Agent : W. HUDSON





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 355/16
Ward 6

The Committee has set **Thursday August 25, 2016 at 01:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

BOSCO MASCARENHAS is the owner of **1386 ROSE BLOOM ROAD** being Block 171, Registered Plan M-916 and Block 10, Registered Plan 43-M1308, zoned R4, Residential. The applicant requests the Committee to authorize a minor variance to permit a gazebo having:

1. a height of 4.26m (14.00ft.); whereas Zoning By-law 0225-2007, as amended, permits a maximum gazebo height of 3.00m (9.84ft.) in this instance; and,
2. an occupied area of 14.00m² (150.70ft.²); whereas Zoning By-law 0225-2007, as amended, permits a maximum area occupied by a gazebo of 10.00m² (107.64ft.²) in this instance.

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Committee of Adjustment

Subject Property : 1386 ROSE BLOOM RD.

File Number : A35516

Z Area : 30

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 356/16
Ward 5

The Committee has set **Thursday August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

DIR PROPERTIES (GP) INC is the owner of 5805 KENNEDY ROAD being Part of Blocks 16 & 17, Registered Plan 43-M425, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a Private School use within an E2, Employment zone; whereas Zoning By-law 0225-2007, as amended, makes no provision for a Private School use in an E2, Employment zone, in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

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Committee of Adjustment

Subject Property : 5805 KENNEDY RD.

File Number : A35616

Z Area : 36E

Agent : WESTON CONSULTING



Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 163/16
Ward 10

The Committee has set **Thursday, August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

ISIS & RAMZY GUIRGUIS are the owners of **5217 ADOBE COURT** being Lot 8, Plan M-1753, zoned R6-1, Residential. The applicants request the Committee to authorize a minor variance to permit the existing driveway to remain having:

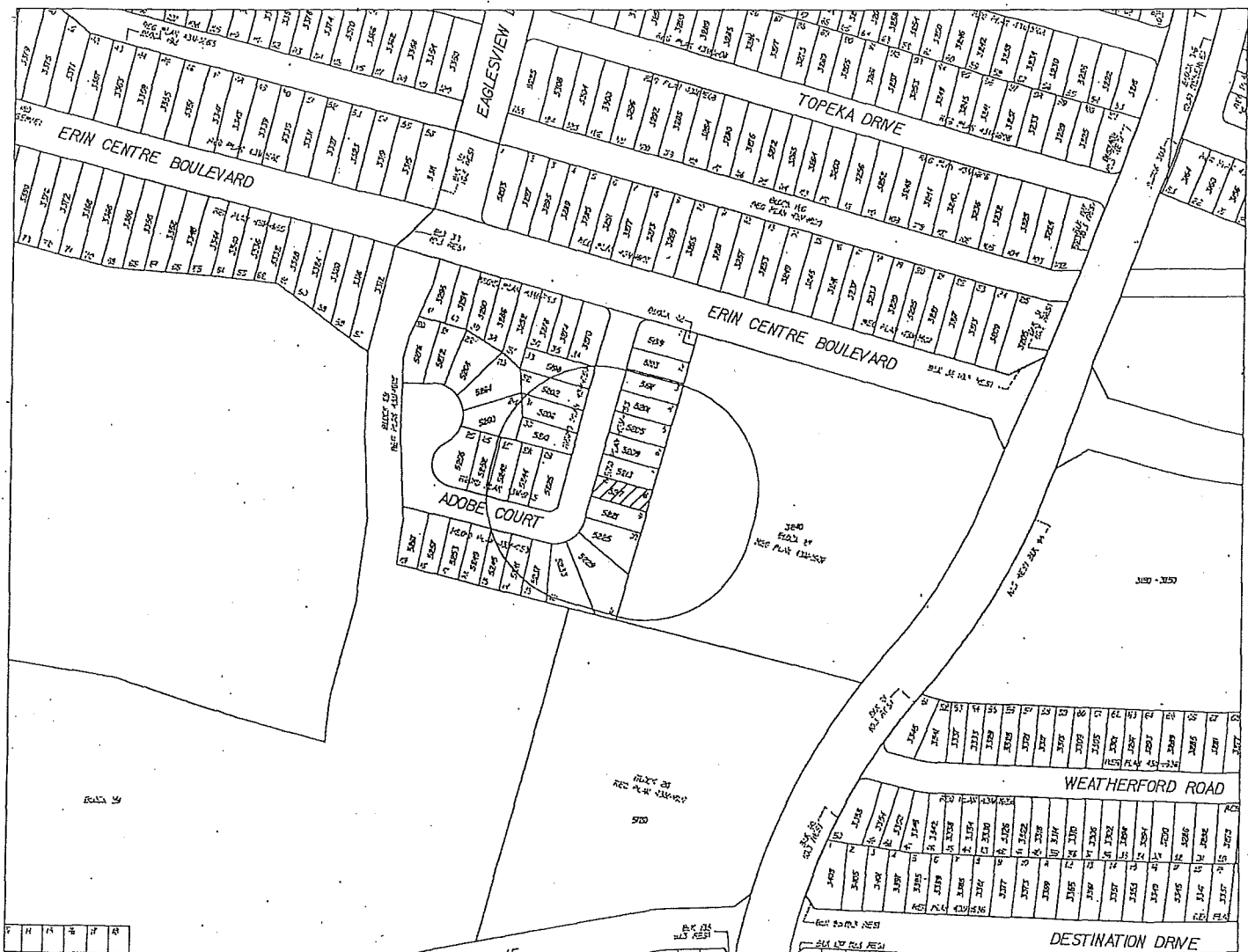
1. a driveway width of 10.50m (34.44ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.10m (20.01ft.) in this instance; and,
2. a setback of 0.48m (1.57ft.) from the driveway to the side property line; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.60m (2.00ft.) from the driveway to the side property line in this instance.

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Committee of Adjustment

Subject Property : 5217 ADOBE CRT

File Number : A16316

Z Area : 57

Agent :



Amended Notice And Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 278/16
Ward 1

The Committee has set **Thursday, August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

AMIR SABIEL & MARIANNA ABIED is the owner of 1204 ARGREEN ROAD being Part of Lots 16 and 17, Plan C-20, zoned R3-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling proposing:

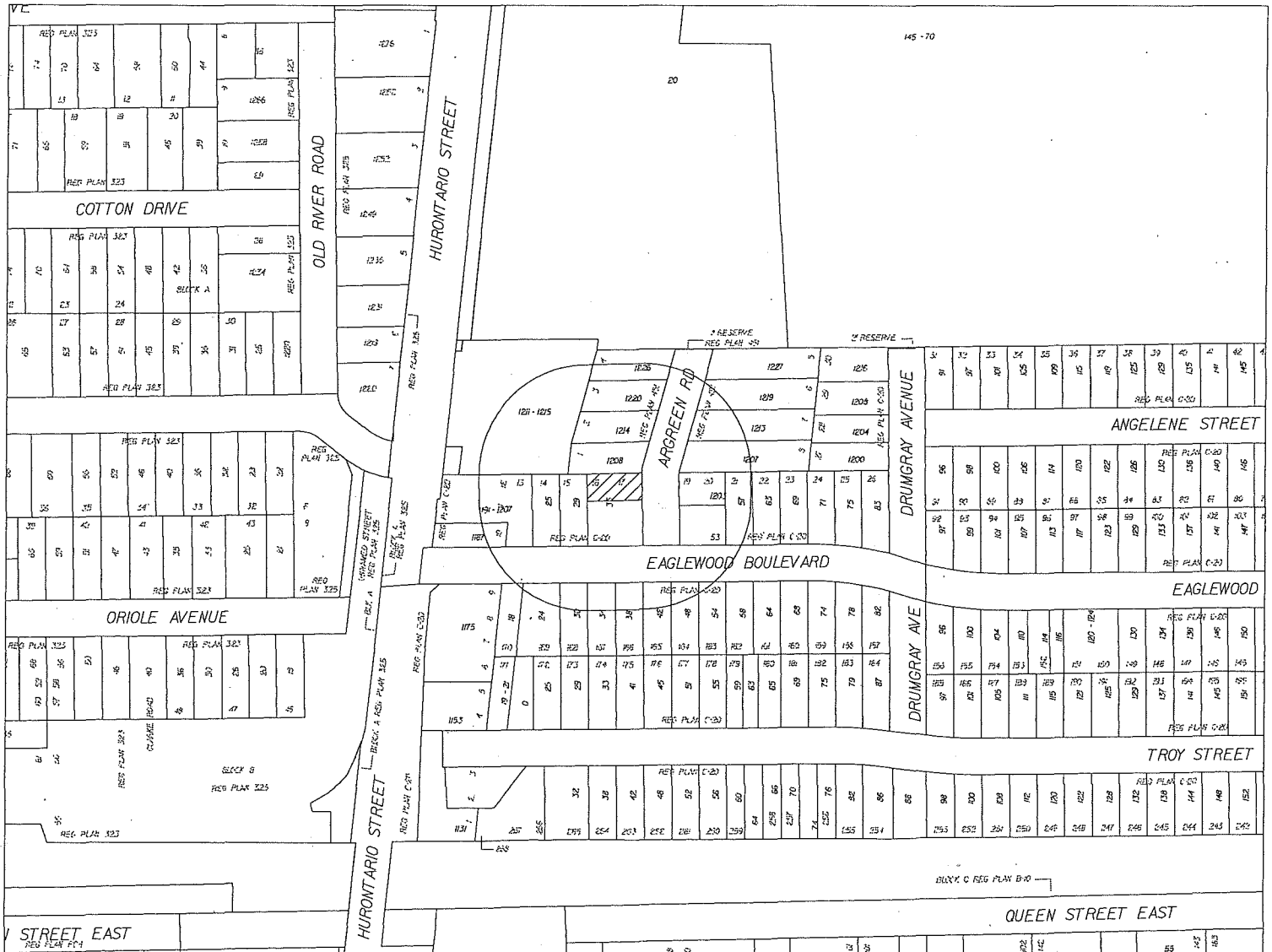
1. a Gross Floor Area - Infill Residential of 303.72m² (3,269.32sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area - Infill Residential of 281.44m² (3,029.49sq.ft.) in this instance; and,
2. a dwelling height of 9.75m (31.98ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 9.00m (29.52ft.) in this instance.

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Committee of Adjustment

Subject Property : 1204 ARGREEN RD.

File Number : A27816

Z Area : 7

Agent : DAVID FRANCIS CONSTRUCTION LTD.



Revised Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 291/16
Ward 6

The Committee has set **Thursday August 25, 2016 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

ISIDRO MENDIOLA is the owner of **1061 DUNDAS STREET WEST** being Part of Lots 1-3, Plan 364, zoned **C1, Commercial**. The applicant requests the Committee to authorize a minor variance to permit the operation of a restaurant within the subject property proposing:

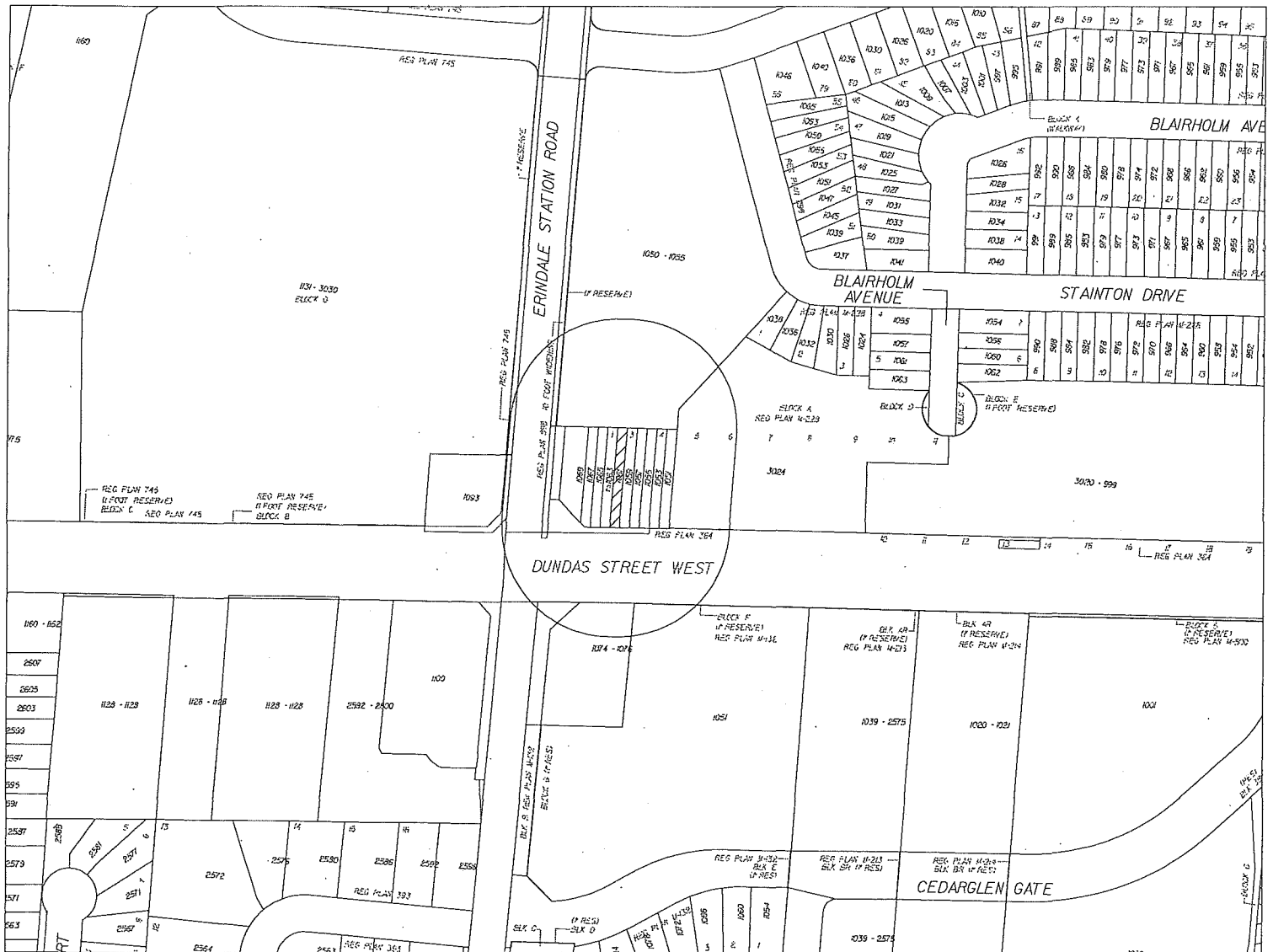
1. to be located within 60.00m (196.85ft.) of a Residential zone; whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00m (196.85ft.) from a restaurant to the lot line of a Residential zone in this instance;
2. to provide a total of six (6) parking spaces on site; whereas By-law 0225-2007, as amended, requires a minimum of fifteen (15) parking spaces on site in this instance; and,
3. to provide no accessible parking spaces on site; whereas By-law 0225-2007, as amended, requires a minimum of one (1) accessible parking space on site in this instance.

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Committee of Adjustment

Subject Property : 1061 DUNDAS ST. W.

File Number : A29116

Z Area : 23

Agent : A. ARNAULT

